Olympia Plaza

351 - 445 Havendale Blvd | Auburndale | FL

FORNESS PROPERTIES
COMMERCIAL REAL ESTATE SERVICES

Winn-Dixie | HARBOR FREIGHT TOOLS Quality Tools at Ridiculously Low Prices | O'Reilly AUTO PARTS | FRESENIUS MEDICAL CARE



HIGHLIGHTS

- **4,420 SF 2nd generation medical space available** in a 129,807 SF neighborhood shopping center.
- **Grocery-anchored** by Winn-Dixie (52,870 SF, including Beer, Wine & Spirits) and Harbor Freight Tools (20,468 SF).
- **Strong national co-tenancy:** O'Reilly Auto Parts, Fresenius Medical Care, Subway, Wingstop, Hungry Howie's, Rent-A-Center, Metro by T-Mobile, plus a Taco Bell outparcel.
- **High visibility** on Havendale Blvd (±29,000 VPD) at the signalized intersection; Charlotte Rd adds ±15,200 VPD.
- **Ideal uses:** medical, dental, chiropractic, physical therapy, med spa, urgent care, professional office or retail.
- **Incentives available** for qualified tenants.

Demographics	1 Mile	3 Miles	5 Miles
Population	6,540	44,754	105,057
Household Income	$59,348	$74,946	$78,086
Daytime Employees	4,562	16,908	41,624

MONTE MITCHELL | Monte@FornessProperties.com | 407.988.0073
www.FornessProperties.com | Licensed Real Estate Broker

Olympia Plaza

351 - 445 Havendale Blvd | Auburndale | FL

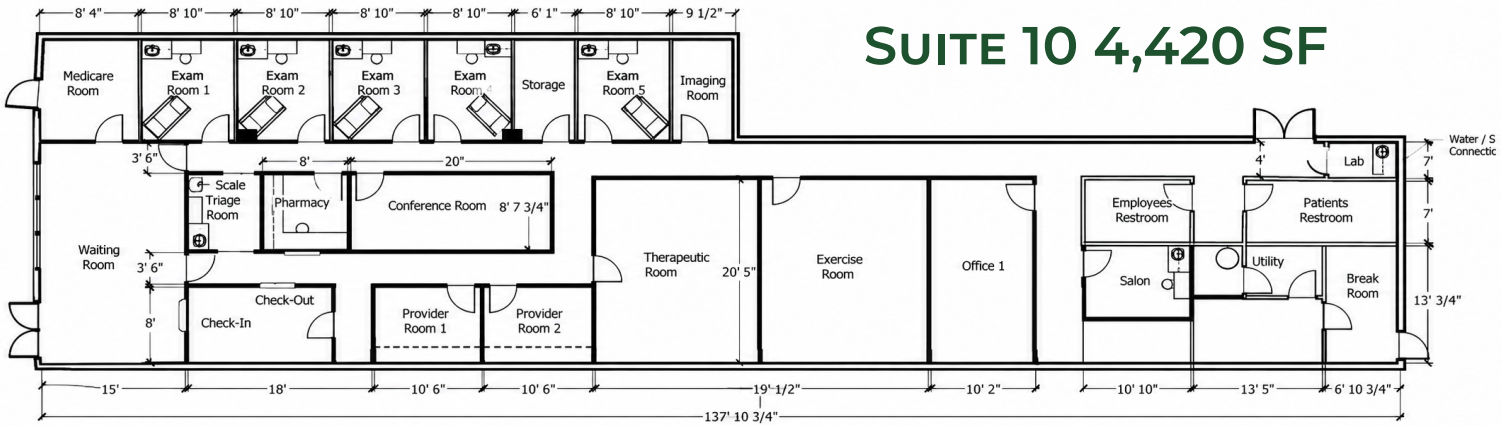
FORNESS PROPERTIES
COMMERCIAL REAL ESTATE SERVICES



No	Tenant	SF
1-2	Subway	2,088
3A	Lucky Star Smoke	1,781
3B	Hong Kong Restaurant	1,060
4	Fresenius Medial Care	7,972
5	Metro PCS	1,427
6	Tavior Laundromat	1,397
7	Pro Nails	1,200
8	Wingstop	1,200
9	Hungry Howies	1,234
10	Available	4,420
11-12	O'Reilly Auto Parts	11,457
13	Rent-A-Center	4,500
14	La Familia Pawn	9,500
15	Auburndale Tax Service	2,006
16-17	Beauty Outlet	5,227
18	Harbor Freight Tools	20,468
19	Winn-Dixie	52,870

Demographics	1 Mile	3 Miles	5 Miles
Population	6,540	44,754	105,057
Household Income	$59,348	$74,946	$78,086
Daytime Employees	4,562	16,908	41,624

Suite 10 4,420 SF



Olympia Plaza

351 - 445 Havendale Blvd | Auburndale | FL

FORNESS PROPERTIES

COMMERCIAL REAL ESTATE SERVICES





Olympia Plaza

351 - 445 Havendale Blvd | Auburndale | FL

FORNESS PROPERTIES
COMMERCIAL REAL ESTATE SERVICES

Interior Photos - 4,420 SF Space













Olympia Plaza

351 - 445 Havendale Blvd | Auburndale | FL

FORNESS PROPERTIES

COMMERCIAL REAL ESTATE SERVICES









